

Item:

3

Date:

September 10, 2020

Applicant:

Steve Rawlings

Location:

2101 West 325 South

Prepared By:

Brian Tucker, Planner

Public Hearing:

Yes

Zone:

RA-1-C, RA-2

Attachments

1. Findings for Decision
2. Proposed Plat
3. DRC Minutes

REQUEST

Consideration of a request for a rezone of approximately 0.40 acres located at 2069 West 325 South from RA-1-C and A-2 to RA-2 and approval of the 2 lot South Hollow Subdivision Plat B.

BACKGROUND & DESCRIPTION

The project is located at south west corner of the intersection of 325 South and Slant Road. The South Hollow Subdivision was recorded in April of 1999, but did not include an approximately 1.4-acre parcel that included Slant Road and two triangular protrusions into the South Hollow Subdivision. The Slant Road portion of that parcel has been dedicated to the City, leaving two triangular parcels. The .35 acre parcel nearest 325 South is the parcel of interest for this item.

September 2000 Property Lines



September 2020 Property Lines



Steve Rawlings is the owner of the .35 acre remainder parcel and the home at 2101 West 325 South. The existing home includes .525 acres, including a long frontage along 325 South that extends to the corner. The applicant wants to reconfigure the existing lot and the remainder parcel to create an additional home site. The reconfigured lots will create a corner lot on 325 South and Slant road while leaving the existing barn near Slant Road attached to the existing home. This would require that the corner lot be rezoned to RA-2 and the South Hollow Subdivision, Plat B be approved and recorded. Recent construction work in this area has completed all of the required improvements.

The subdivision approval is contingent on the rezone. The Planning Commission will make a recommendation to the City Council on the rezone and the subdivision approval.

EVALUATION

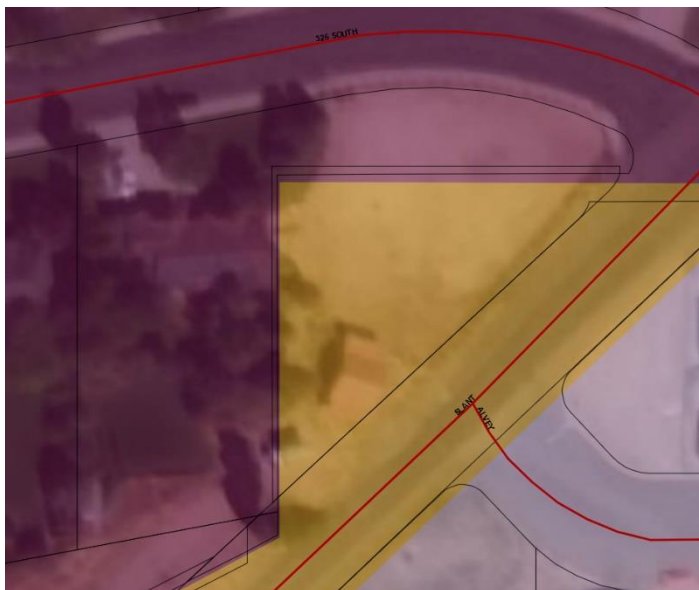
Rezone requests are considered legislative actions. The Planning Commission and City Council generally have broad discretion when acting on legislative matters, provided it can be reasonably debated that the action taken (to approve or deny) will promote or protect the general welfare of the community, and is supported by city ordinances and policies.

Mapleton City Code Section 18.12.010.B provides the following list of guidelines to be used in reviewing amendment requests:

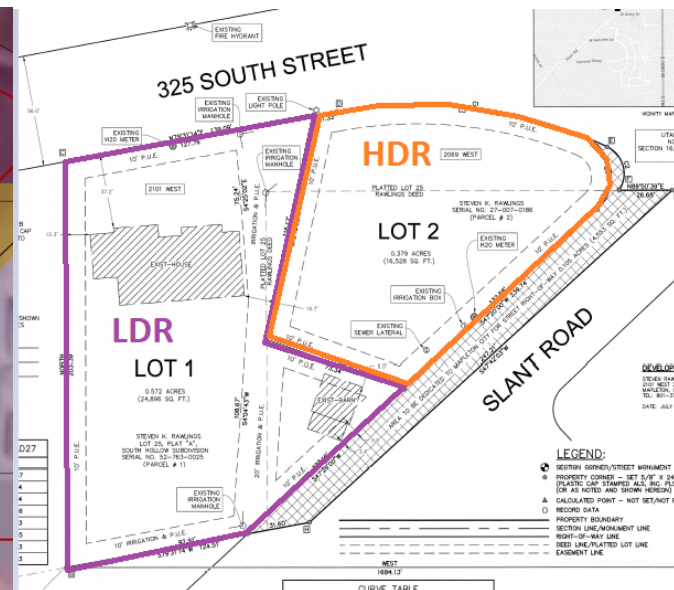
1. *Public purpose for the amendment in question.*
2. *Confirmation that the public purpose is best served by the amendment in question.*
3. *Compatibility of the proposed amendment with general plan policies, goals, and objectives.*
4. *Potential adverse effects to the city by creating "leapfrog" development or areas away from the existing "core" or center of the city.*
5. *Potential of the proposed amendment to hinder or obstruct attainment of the general plan's articulated policies.*
6. *Adverse impacts on adjacent landowners.*
7. *Verification of correctness in the original zoning or general plan for the area in question.*
8. *In cases where a conflict arises between the general plan map and general plan policies, precedence shall be given to the plan policies.*

General Plan: The remainder parcel is currently General Planned for "High Density Residential." The High-Density land use category is maintained in locations previously established by the preceding General Plan. The HDR designation is appropriate for permitting residential development of 1/4 acre lots or larger.

Current General Plan



Proposed General Plan



The existing lot in the South Hollow Subdivision is General Planned "Low Density Residential." The Low-Density land use category permits primarily single-family residential development on lots

between one to two acres in extent. Half acre lots are allowed with the use of TDRs. Smaller lots may also be proposed as part of a conservation subdivision provided the overall densities are not increased.

The applicant is requesting that the General Plan Boundaries be reconfigured so that Lot 1 is General Planned "LDR", along with the rest of the South Hollow project and Lot 2 to be General Planned "HDR".

Zoning: The remainder parcel is currently zone A-2, a 2-acre zoning district. The South Hollow Subdivision is zoned RA-1-C, a 1 unit per acre average density zone designation. The applicant is requesting that the zoning be changed in conjunction with the General Plan, with Lot 1, proposed as LDR, retaining the current RA-1-C designation and Lot 2, proposed as HDR, being rezoned to RA-2. Lots located within the RA-2 zoning district have a minimum lot requirement of 14,500 square feet and minimum width of 100'. The RA-2 district is typical of the "Medium Density Residential" General Plan Designation, although there is no prohibition against zoning a property to a less intensive zone designation. The adopted General Plan indicates that a rezone to R-2 is appropriate for the remainder parcel, although the RA-2 zone would also be acceptable.

The remainder parcel is not in a position to be anything other than a building lot. The parcel is surrounded by subdivisions and was created through acts by Mapleton City. Mapleton City approved the South Hollow Subdivision, which did not include this remnant parcel. Mapleton city asked for the road dedication for Slant Road in order to widen and finish the street through this area. This parcel is, at least partly, a product of Mapleton City projects and approvals, it would be unreasonable to rob it of any possible use.

Review Criteria: MCC Chapter 17.04.050.B outlines the subdivision review standards that shall be used by the Planning Commission. These standards are shown in attachment "1". The proposed project complies with these standards.

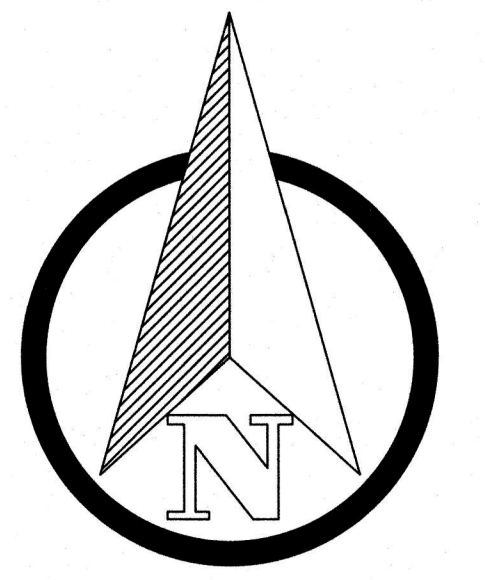
RECOMMENDATION

Recommend Approval of the General Plan Amendment and Rezone as presented to facilitate the approval of the South Hollow Subdivision, Plat B.

SPECIAL CONDITION

1. Any outstanding issues raised in the DRC minutes shall be addressed prior to plat recording.

Attachment “1” Findings for Decision		
No.	Findings	
1.	The plans, documents and other submission materials (including technical reports where required) are sufficiently detailed for proper consideration.	✓
2.	The submitted plans, documents and submission materials conform to applicable city standards.	✓
3.	The proposed development conforms to city zoning ordinances and subdivision design standards.	✓
4.	There are not natural or manmade conditions existing on the site or in the vicinity of the site defined in the preliminary plan that, without remediation, would render part or all of the property unsuitable for development.	✓
5.	The project provides for safe and convenient traffic circulation and road access to adjacent properties under all weather conditions.	✓
6.	The project does not impose an undue financial burden on the City.	✓
7.	The location and arrangement of the lots, roads, easements and other elements of the subdivision contemplated by the project are consistent with the city's general street map and other applicable elements of the general plan.	✓
8.	The project plan recognizes and accommodates the existing natural conditions.	✓
9.	The public facilities, including public utility systems serving the area are adequate to serve the proposed development.	✓
10.	The project conforms to the intent of the Subdivision Ordinance as described MCC Chapter 17.01.	✓



GRAPHIC SCALE
0 20 40 Feet
1 INCH = 20 FEET

PLAT "B"
SOUTH HOLLOW SUBDIVISION
ALSO INCLUDING A VACATION OF LOT 25, PLAT "A", SOUTH HOLLOW SUBDIVISION
BEING LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 16,
TOWNSHIP 8 SOUTH, RANGE 3 EAST, SLB&M.
MAPLETON CITY, UTAH COUNTY, UTAH
JULY - 2020



VICINITY MAP - NOT TO SCALE

NOTE:
OFFSET PINS TO BE PLACED ON THE BACK OF CURB
AND 5/8" BY 24" REBAR WITH NUMBERED SURVEY CAP
TO BE PLACED AT ALL REAR LOT CORNERS PRIOR TO
OCCUPANCY.

PLAT VACATION NOTICE
THE CITY OF MAPLETON IS SATISFIED THAT
NEITHER THE PUBLIC OR ANY PERSON WILL BE
MATERIALLY INJURED BY THE VACATION OF LOT 25,
PLAT "A", SOUTH HOLLOW SUBDIVISION.

RELEASE OF P.U.E.
WE HEREBY APPROVE THE RELEASE OF THE P.U.E. SHOWN
ON THIS PLAT AND ACKNOWLEDGE THAT NO UTILITIES
CURRENTLY EXIST WITHIN THE RELEASED P.U.E..

ROCKY MOUNTAIN POWER _____ DATE _____
CENTURYLINK _____ DATE _____
QUESTAR GAS _____ DATE _____

LOT 24, PLAT "A",
SOUTH HOLLOW SUBDIVISION
SERIAL NO. 52-763-0024

STATE PLANE COORDINATES - NAD27		
TAG	NORTHING	EASTING
A	654479.58	1972875.47
B	653171.90	1971198.94
C	653375.23	1971198.94
D	653400.52	1971335.66
E	653382.67	1971471.43
F	653360.79	1971477.45
G	653360.87	1971504.13
H	653194.54	1971321.33

"POINT OF BEGINNING"
S.W. CORNER LOT 25, PLAT "A",
SOUTH HOLLOW SUBDIVISION
(FOUND BAR & CAP
STAMPED "JUDCO")

LOT 50, PLAT "A",
SOUTH HOLLOW SUBDIVISION
SERIAL NO. 52-763-0055

325 SOUTH STREET

LOT 2
0.379 ACRES
(16,528 SQ. FT.)

LOT 1
0.572 ACRES
(24,896 SQ. FT.)

SLANT ROAD

LEGEND:

- SECTION CORNER/STREET MONUMENT - FOUND BRASS CAP
- PROPERTY CORNER - SET 5/8" X 24" BAR & CAP (PLASTIC CAP STAMPED ALS, INC. PLS # 376079) (OR AS NOTED AND SHOWN HEREON)
- CALCULATED POINT - NOT SET/NOT FOUND
- RECORD DATA
- PROPERTY BOUNDARY
- SECTION LINE/MONUMENT LINE
- RIGHT-OF-WAY LINE
- DEED LINE/PLATTED LOT LINE
- EASEMENT LINE

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	139.25'	222.00'	136.98'	S82°30'35"E	35°56'21"
C2	25.74'	15.00'	22.70'	S15°22'59"E	98°18'52"
C3	126.64'	222.00'	124.93'	S84°08'13"E	32°41'07"
C4	44.21'	22.00'	37.14'	S10°13'50"E	115°07'39"

UTAH COUNTY MONUMENT
EAST ONE-QUARTER CORNER OF
SECTION 16, T.8S., R.3E., SLB&M.
(FOUND BRASS CAP)

SURVEYOR'S CERTIFICATE

I, JAMES PATRICK FRONK, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, HOLDING
LICENSE NO. 376079, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, I FURTHER CERTIFY BY
AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT
AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS.
HEREAFTER TO BE KNOWN AS PLAT "B", SOUTH HOLLOW SUBDIVISION, ALSO INCLUDING A VACATION OF
LOT 25, PLAT "A", SOUTH HOLLOW SUBDIVISION, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED
AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

7-28-2020
DATE

JAMES PATRICK FRONK, PLS
(SEE SEAL BELOW)

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 8 SOUTH, RANGE
3 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OCCUPIED BY A FOUND BAR AND CAP MARKING THE SOUTHWEST CORNER OF LOT
25, PLAT "A", SOUTH HOLLOW SUBDIVISION, A RECORDED SUBDIVISION, SAID POINT BEING 1308.09 FEET
S01°18'38"E ALONG THE SECTION LINE AND 1684.13 FEET WEST FROM A FOUND BRASS CAP MONUMENT
MARKING THE NORTHEAST CORNER OF SAID SECTION 16, SAID POINT BEING THE REAL POINT OF BEGINNING;
THENCE NORTH 203.39 FEET; THENCE N79°31'14"E 139.09 FEET TO A POINT OF CURVATURE; THENCE
139.25 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 222.00 FEET, SUBTENDED
BY A CHORD BEARING S82°30'35"E 136.98 FEET TO A POINT OF CURVATURE; THENCE 25.74 FEET ALONG
THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, SUBTENDED BY A CHORD BEARING
S15°22'59"E 22.70 FEET; THENCE N89°50'39"E 26.68 FEET; THENCE S47°42'03"W 247.21 FEET; THENCE
S79°31'14"W 124.51 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.056 ACRES OF LAND (45,977 SF.).

CONTAINING 2 LOTS TOTAL.

BASES OF BEARINGS: S01°18'38"E ALONG THE SECTION LINE FROM THE NORTHEAST CORNER TO THE EAST
ONE-QUARTER CORNER OF SAID SECTION 16, UTAH STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE.

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE
PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE
CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY
DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE
PUBLIC.

IN WITNESS WHEREOF WE HAVE SET OUR HANDS THIS _____
DAY OF _____, A.D. 20__

STEVEN K. RAWLINGS

ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF UTAH

ON THE _____ DAY OF _____, 20__ PERSONALLY APPEARED BEFORE
ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY-ACKNOWLEDGE TO ME THAT THEY DID
EXECUTE THE SAME.

NOTARY'S FULL NAME & COMMISSION NUMBER _____

MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____

ACCEPTANCE BY LEGISLATIVE BODY

THE _____ MAYOR OF _____ MAPLETON CITY
COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL
STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE
PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, 20__.

APPROVED _____ ATTEST _____
MAYOR CLERK-RECORDER
(SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 20__ BY THE MAPLETON CITY PLANNING COMMISSION.

PLANNING COMMISSION CHAIRMAN _____

CITY ENGINEER'S APPROVAL

CITY ENGINEER (SEE SEAL BELOW) _____

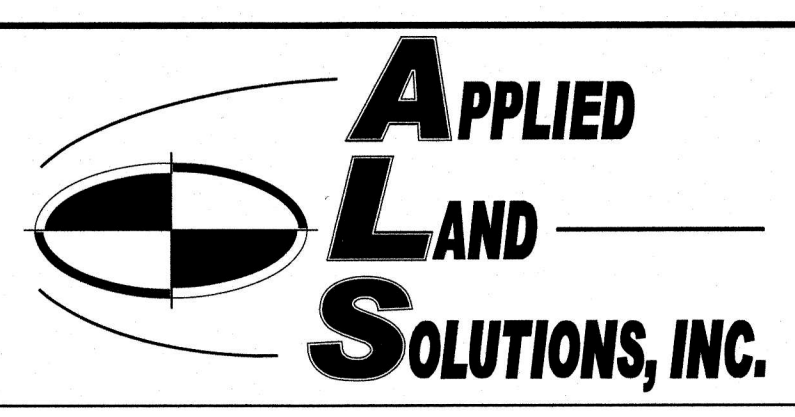
COMMUNITY DEVELOPMENT DEPARTMENT APPROVAL

COMMUNITY DEVELOPMENT DIRECTOR _____

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MAPLETON CITY, UTAH COUNTY, UTAH

SUBDIVISION _____ UTAH COUNTY, UTAH
SCALE: 1" = 20 FEET



PROFESSIONAL LAND CONSULTING SERVICES
PLANNING • LAND SURVEYING • DEVELOPMENT
P.O. BOX 425, LEHI CITY, UTAH 84043 • 801.380.6225

QWEST APPROVAL

APPROVED THIS _____ DAY OF _____ A.D. 20__

QWEST

COMCAST APPROVAL

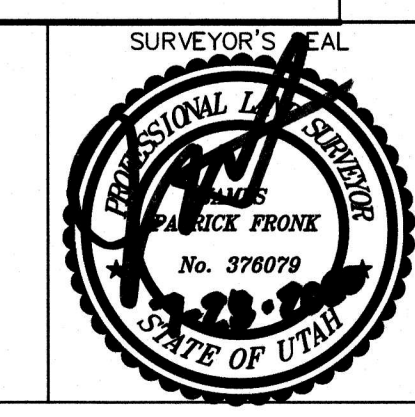
APPROVED THIS _____ DAY OF _____ A.D. 20__

COMCAST

**MAPLETON IRRIGATION
COMPANY APPROVAL**

APPROVED THIS _____ DAY OF _____ A.D. 20__
BY MAPLETON IRRIGATION COMPANY.

MAPLETON IRRIGATION COMPANY



CITY ENGINEER SEAL

CLERK-RECORDER SEAL

UTAH COUNTY RECORDER